

RICKARD

CHARTERED SURVEYORS & ESTATE AGENTS

17A PONDEROSA HOUSE COOPIES FIELD, COOPIES LANE INDUSTRIAL ESTATE MORPETH NORTHUMBERLAND NE61 6JT



COMMERCIAL PREMISES TO LET

- GROUND FLOOR OFFICE SPACE
- SUITABLE FOR A NUMBER OF USES
- FLEXIBLE OPTIONS
- SERVICED ACCOMMODATION
- EPC TO BE CONFIRMED

£9,500 Per Annum

17A PONDEROSA HOUSE COOPIES FIELD, COOPIES LANE INDUSTRIAL ESTATE MORPETH NORTHUMBERLAND NE61 6JT

Ground floor office space suitable for a number of uses, located on the popular Coopies Lane Industrial Estate to the south east of Morpeth town centre , with good access to the railway station and A1 trunk road.

The property is available on flexible terms, in both accommodation available, as well as the Lease terms. Rents to include lighting and heating.

GROUND FLOOR:

COMMUNAL ENTRANCE PORCH

ENTRANCE HALL AND STAIRS

GROUND FLOOR OFFICE SUITE ACCOMMODATION COMPRISES:

Rent £9,500 per annum.

ENTRANCE HALL

KITCHEN

11'4" x 9'1" (3.46m x 2.78m)
(94 square ft or thereabouts).

INTERNAL OFFICE

6'5" x 7'10" (1.97m x 2.4m)
4.73 meter sq. (51 square ft or thereabouts).

MALE & FEMALE WC'S

6'10" x 7'8" (2.1m x 2.35m)
Each with their own WC and wash hand basin.

MAIN OFFICE SPACE

18'3" x 38'11" (5.58m x 11.88m)
66.29 meter sq (714 square ft or thereabouts). UPVC double glazed windows. Radiator. Double doors to rear yard.


GROUND FLOORPLAN


SERVICES

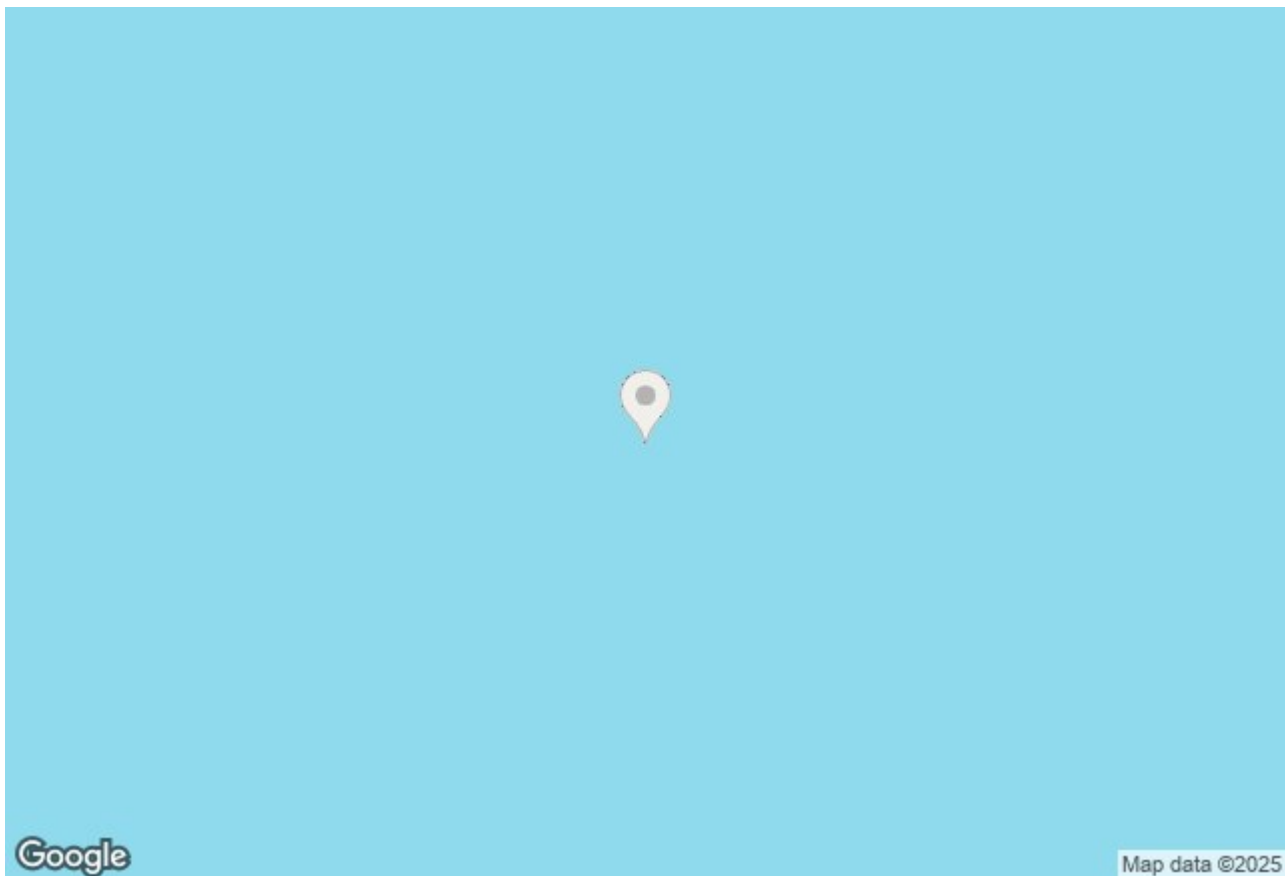
Mains: water, drainage and electricity. Oil fired central heating.

RATEABLE VALUE

Currently £23,250 (To be re-assessed).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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